

Meeting:	JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT
Date:	14 December 2018
From:	Joint Officer Steering Group

ITEM:8

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

1 SUMMARY

- 1.1 The Greater Nottingham Joint Planning Advisory Board (JPAB) oversees the preparation of aligned Local Plans across Greater Nottingham, and the implementation of projects funded through the partnership. This report updates the Joint Committee on the work of JPAB, and other strategic planning matters within the remit of the Committee.

2 BACKGROUND

- 2.1 The last meeting of JPAB was held on 21 September 2018, and the meeting before that was held on 8th March 2018. The minutes of the 8th March meeting were agreed by the Board on 21 September, and are attached as Appendix A.
- 2.2 A summary of the main issues discussed at the 21 September meeting is provided below.

JPAB meeting held 8 March 2017

Local Plan Preparation

- 2.3 JPAB received a report on progress with Local Plan preparation of partner Councils, which noted that Gedling have adopted their Part 2 Local Plan, and that Broxtowe Borough, Rushcliffe Borough and Nottingham City Council's Part 2 Local Plans are all at examination, with hearing sessions programmed for the end of November/early December.
- 2.4 The position with respect to annual housing completions was also discussed, and it was noted that for the first time, completions in the year equated to that included in Core Strategies, albeit with big variations between the Councils. There is also a significant backlog from past years where the Core Strategy figures were not met. It was also agreed that a further housing delivery workshop targeted at developers, agents and house builders should be held, with a date subsequently agreed to be in the early 2019. This workshop will provide an opportunity to launch the Greater Nottingham Planning Protocol, and seek private sector signatories.

Statement of Common Ground for Strategic Planning Matters

- 2.5 The new National Planning Policy Framework (NPPF) includes a requirement for Councils to prepare Statements of Common Ground (SCG), and JPAB

was selected as a pilot body to prepare one of the first such Statements in the Country. A draft SCG has therefore been prepared, which has now been submitted to the Ministry of Housing, Communities and Local Government for their consideration.

- 2.6 The SCG includes the strategic planning matters which will require cross boundary agreement in the course of Local Plan preparation. It includes matters such as housing provision, transport and education, and also Minerals and Waste matters.
- 2.7 Once feedback from the Ministry of Housing, Communities and Local government is received, the SCG will be amended and brought back to JPAB for formal endorsement. It will then need to be considered by Nottingham City and Nottinghamshire County Council's relevant executive bodies before being signed by an appropriate Councillor. District Councils and other relevant partners, such as the D2N2 Local Enterprise Partnership and government agencies such as the Environment Agency, Natural England etc, will similarly consider and sign the SCG. The draft SCG is attached as Appendix B

Review of Strategic Planning Policies

- 2.8 JPAB has agreed to commence a review of the strategic planning policies for the area, currently set out in Core Strategies. Initial work has now commenced, and JPAB have commissioned a study looking at the most appropriate area to be covered by the review of strategic policies in Greater Nottingham, and to confirm that the current geographic basis remains appropriate.
- 2.10 This work has now been completed, and the consultants presented the findings to JPAB. The Nottingham Core Housing Market Area Boundary Study 2018 will be published on the Greater Nottingham Planning Partnership website in due course.

Other strategic planning matters

- 2.11 The Government have commenced a consultation on changes to its standard method of calculating housing need. The government's proposed approach is, in the short term, to "specify that the 2014-based data will provide the demographic baseline for assessment of local housing need", rather than last month's 2016-based figures, which prompted significant drops in housing need when applied to the standard method. The method, introduced in July's revised NPPF, uses the household projections before applying an affordability uplift. The government proposes that all other elements of the standard method of assessing housing need would, for now, remain unchanged. The MHCLG said it would review the formula more comprehensively in the long term, "by the time the next projections are issued".
- 2.12 The next meeting of the JPAB is to be held on 8 January 2019.

3 RECOMMENDATION(S)

3.1 It is recommended that the Joint Committee note the contents of this report.

4 BACKGROUND PAPERS REFERRED TO IN COMPILING THIS REPORT

4.1 JPAB Papers, 21 September 2018.

4.2 National Planning Policy Framework, 2018.

4.3 Nottingham Core Housing Market Area Boundary Study, 2018.

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Appendix 1

ITEM 3 **MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 18 MARCH 2017 AT BROXTOWE BOROUGH COUNCIL**

MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 8 MARCH 2018 AT BROXTOWE BOROUGH COUNCIL

PRESENT

Broxtowe: Councillor T Harper (Chair)

Erewash: Councillor M Powell

Gedling: Councillor J Truscott

Officers in Attendance

Ashfield: Neil Oxby

Broxtowe: Ruth Hyde; David Lawson

Derbyshire: Steve Buffery

Erewash: Steve Birkinshaw; Oliver Dove

Gedling: Joanna Gray

Growth Point: Matthew Gregory; Peter McAnespie

Nottingham City: Paul Seddon

Nottinghamshire County: Stephen Pointer

Rushcliffe: David Mitchell

Observers

Barratt Homes: Robert Galij

General Public: Richard Taylor

Highways England: Steve Freek

Natural England: Louisa Aspden

Apologies

Ashfield: Carol Cooper-Smith

Broxtowe: Steffan Saunders

Environment Agency: R Cooper; A Pitts; J Drewry; R Millbank

Gedling: Cllr Jenny Hollingsworth

General Public: John Hancock

Highways England: Rajinder Kaur

Homes England: Jane Tricker

Nottingham City: Cllr S Longford; Cllr J Urquhart

Nottinghamshire County Council: Cllr K Rostance

Rushcliffe Borough Council: Cllr Roger Upton

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed those attending and apologies noted.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Minutes of the Last Meeting and Matters Arising**

The minutes of the meeting held on 14 December were approved and seconded by Cllr Powell. There were no matters arising.

4.1 **Housing Delivery – Presentation (RBC)**

4.1.1 DM gave a presentation on progress of Fairham Pastures which is one of their six strategic sites.

4.1.2 Fairham Pastures Development borders the A453 at Clifton and the tram route. Submitted in July 2014 this application was given outline approval in January 2018. This is prime employment land for RBC and Nottingham City. RBC wish to protect the surrounding Green Belt from development.

4.1.3 Discussions are currently taking place with Nottingham City to extend the tram route into the site and East Midlands Parkway. The site is suitable for 20 ha of employment land and 3,000 houses. The policy is to provide 30% affordable housing, however only 5-10% affordable housing has been secured with the developer. Grant funding is expected to allow this to increase to 17% or more. They intend to promote high quality 2-3 storey housing set within generous green space. A grant funding of £9.95m will be applied for, intended to secure a speedier delivery.

4.1.4 A need for gypsy and traveller pitches was identified in the Local Plan therefore 4-6 pitches are proposed as part of this development.

4.1.5 A Highways England bid of £4m would provide further works for the infrastructure. Currently awaiting their decision. D2N2 LEP bid for £2.5m has been approved in principle to deliver infrastructure for Bingham and Newton over the next 10-24 months.

4.1.6 RBC increased the housing numbers on this site from 2,500 to 3,000 in order to meet the Core Strategy allocation. They are meeting on a quarterly basis with stakeholders/interested parties to discuss the following key areas:

1. Infrastructure
2. Housing
3. Employment

Three reserved matters applications are expected in June/July for Infrastructure and Employment.

4.1.9 DM said there will be 40% allocated on site for B8 (but they are not wanting large warehousing units) and also for B2 (smaller employment units with a technical and science mix). They are currently working with an employment developer to find out what the opportunities are.

4.1.10 SBk recognised that Greenfield/Green Belt land runs from the development to East Midlands Airport.

4.1.11 DM highlighted that it would cost £850m to develop the site which is challenging with no return for two years. There will be a minimum of 5% affordable housing at Newton, 20% at Bingham and 30% at Sharphill. He advised that the Sharphill development at Edwalton only started 1.5 years ago from the application being submitted in 2009. DM informed the group that developers were reluctant to include four pitches for travellers at Clifton as part of their allocated provision.

4.1.12 SF (Highways England) asked what would happen if employment land came forward ahead of housing. DM considered that employment would be a catalyst for the site. SF asked to consider a proportionate split between employment and housing.

4.1.13 DM stated that there would be 50-100 houses being built during Phase 1 of their Fairham Pastures development. In the S106 any grant funding will result in payments back to affordable housing.

4.2 **Housing Delivery – Presentation (BBC)**

4.2.1 Dave Lawson gave a presentation on housing delivery at Toton in the area surrounding the proposed HS2 Station. Consultation work has been undertaken to support the planning application. In the Core Strategy the area is a strategic location for growth. It will also be included in Broxtowe's Part 2 Local Plan – expected to be submitted in summer 2018. There is a need to develop in the right place to protect the Green Belt. There will be difficult decisions to be made.

- 4.2.2 During 2015 there was a Green Belt Review. The revised version was approved as a masterplan for the area by Cabinet in December 2015 and committed to building 500 dwellings and a mixed use development. The Part 2 Local Plan was published in September 2017. A reserved matters application to build 282 dwellings was approved in February 2018.
- 4.2.3 The main challenges faced are tensions between the Part 2 Local Plan and the HS2 Growth Strategy (which was published in September/October 2017) making timings difficult. The issues are density and location of housing.
- 4.2.4 There is also tension surrounding employment development as there was an aspiration for an Innovation Campus on the HS2 site where housing has been approved. This is intended to be resolved over the next few months.
- 4.2.5 High quality housing will be sought. The tram route has been safeguarded for potential extension from Bardills to the HS2 Station and beyond. It is intended to include 30% affordable housing, if implemented, which will be the highest achieved in Broxtowe. Phase I will be of high quality housing with a mixed use development to complement HS2.

Joint Planning Advisory Board was resolved to NOTE the presentation from Broxtowe Borough Council and Rushcliffe Borough Council.

5. **Local Plans Update** (Matthew Gregory)

MG highlighted where there were significant changes.

5.1 **Ashfield**

Additional work required by the Inspector at modification stage is expected shortly.

Broxtowe

Aiming for Summer submission of Part 2 Local Plan.

Gedling

Main Modifications are currently out for consultation which closes shortly. Once the findings are available they will be passed to the Inspector for a quick turnaround as the Inspector's report is virtually already written.

Nottingham City

Recently approved Submission of Plan.

Rushcliffe

Aiming to publish approved Plan in Spring 2018, following a committee meeting on 26 April, with submission to the Planning Inspectorate later this year.

5.2 Minerals and Waste Plans

5.2.1 Consultation period has now closed for the Minerals Plan with a draft plan expected in Summer 2018.

5.2.2 Derbyshire Minerals Local Plan (DMLP)

The DMLP is currently out for consultation.

5.3 Strategic Sites

Considerable progress had been made on the strategic sites including Rolls Royce and Gedling Colliery.

5.4 Planning Delivery Fund (PDF)

The PDF bid for £73k was successful. Part of the funding has already been received for the Housing Market Area Study for the first stage of reviewing Core Strategies. The remainder of that money will be used to support a Project Manager's post.

5.5 National Planning Policy Framework (NPPF)

5.5.1 The new draft NPPF was published on 5 March 2018 although the housing needs methodology is still awaited. All Local Plans will be required to be informed by agreement by the wider area evidenced in a Statement of Common Ground. The current expectation that there should only be a single plan for each local authority area would be removed. A fifth of the housing sites in a plan would be expected to be under 0.5ha.

5.5.2 Councils will be required to give Neighbourhood Plans housing figures. There will be sanctions if Local Plans are not delivering 75% of their anticipated housing allocations as their policies would be treated as being out of date.

- 5.5.3 A draft joint response from JPAB will need to be submitted before the next meeting and it was suggested that this be delegated to ESG.
- 5.5.4 DM welcomed the support from MG and his team. RBC will provide an individual response by 10 May and would benefit from seeing the joint response. They were interested to know how quickly before the new framework comes into effect.
- 5.5.5 MG advised that Government has announced it will be in the Summer 2018. Any plans submitted six months after this period will be covered under the new NPPF.
- 5.5.6 SBk mentioned that the government had altered their requirement for starter homes for 10% of all major housing schemes. MG will include that comment and ask for more clarity as no definition has been given for entry level homes.

Joint Planning Advisory Board was resolved to:

- (a) NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham;**
- (b) NOTE the forthcoming consultation on a revised National Planning Policy Framework; and**
- (c) DELEGATE the preparation of a joint response to the consultation on behalf of JPAB to the Executive Steering Group.**

6. Review of Core Strategies (Matthew Gregory)

- 6.1 The appendices include a timetable to review the Core Strategies. The report reminds the Board that Councils are required to review plans every five years. The Core Strategy was adopted in 2014. The next round of household projections is due out in Summer 2018 and those figures will be used to underpin housing need in review of the Core Strategy.
- 6.2 The timetable indicates that a number of councils will be entering Examination stage of their Part 2 Local Plans in 2018. The timetable will need to be pragmatic due to local elections in 2019. In para 2.5 it was observed that there would be an Objectively Assessed Housing Need Study (OAN) in Summer 2018 following the publication of household projections. Each council should include the timetable within their Local Development Schemes.
- 6.3 RH was eager for the group to learn from the Aligned Core Strategy (ACS) process and have opportunities for councillors to hear from experts on the

Evidence Base and to highlight the need for growth. RH believed these workshops were a really important to form part of the process and the last workshop was especially helpful for other key stakeholders, Leaders, etc. RH required some dates to be confirmed in diaries to ensure good attendance. It was observed that there were difficulties working in parallel but RH wanted to ensure that authorities worked at the same pace within the timetable set out and simultaneously had regard for each authority's decision making structures.

- 6.4 MP encouraged the use of specific dates in the timetable as later dates tend to be adopted if using quarterly timeframes. SBk asked if members would like officers to work together to set definitive dates in time for the next JPAB.
- 6.5 DM advised that it needed to be a realistic programme starting in earnest in 2019. He asked what were the reassurances from Government for not being penalised if the proposed timetable was met.
- 6.6 MG would seek clarity from Government re: the five yearly review and report back.

<p>Joint Planning Advisory Board was resolved to NOTE the initial timetable for a Core Strategy Review.</p>
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7. **Greater Nottingham Planning Protocol** (Peter McAnespie)

- 7.1 PMc circulated the draft development protocol, as requested by JPAB, to all those who were invited to attend the Housing Delivery workshop. He reported that he had received five responses and these comments will be included in the final version which will be reported to the Board for endorsement.
- 7.2 TH thanked PMc for his report and to GBC for hosting the event.
- 7.3 MP recommended to work closer with developers.
- 7.4 PS suggested having some actions to help keep this alive by finding solutions to problems and expectations.
- 7.5 PMc highlighted the need to streamline processes and be consistent in our approaches to pre-apps, conditions and S106s. He considered the representations received weren't necessarily indicative of the progress that has been made.

- 7.6 TH recognised that this wasn't a short term problem therefore within 18 months would like to see a further workshop to see how progress is being made and see what other changes had occurred with partners working closer together as it is important to keep the Planning Protocol as a living document.
- 7.7 JG identified the role of this Board would be to keep an eye on how progress is being made with strategic policy making and the relationships with developers on an ongoing basis.
- 7.8 TH asked PMc to include that in his report.
- 7.9 RH would welcome another workshop in one year's time. Each authority ought to be assessing how they were meeting the protocol and share this with JPAB. Giving feedback to developers is what was agreed and now having collected information how we can respond overall. Planning departments should discuss with one another as it was interesting to see how RBC organised themselves into three groups for their strategic sites. This showed good vision of key practice to share and the more we can do this the more we can all benefit from these ideas.
- 7.10 MP suggested a quarterly press release outlining the work and achievements of this group for sharing best practices. TH said BBC would deal with the press release.
- 7.11 SFr would appreciate early notification and consultations as Highways England has received a large amount of pre applications over the last six months.
- 7.12 PS suggested each authority to be honest and to share its impact.

Joint Planning Advisory Board was resolved to NOTE the report on the results of the consultation, with a view to agreeing a final version of the Protocol in due course.

8. **Programme of Development** (Matthew Gregory)

8.1 Capital Programme 2017/18

MG reported that the Capital budget remained unchanged and is due to complete by the end of this financial year.

8.2 Revenue Budget

- 8.2.1 The Revenue budget for 2018/19 will focus on three elements: to carry over any underspend from this year's budget; to receive Delivery Funding from Government and additional partner contributions to JPAB.
- 8.2.2 The proposal is to continue with that understanding over the next three years then review. Anticipate the amount of contributions to be sought next year will be the same as those required this year.
- 8.2.3 TH voiced that it was important to keep JPAB going. Broxtowe sees this as money well spent as it pays back big dividends with no additional increase in contributions.
- 8.2.4 PS also mentioned that planning fees had been raised and Steve Quartermain, the Government's Chief Planner, would need evidence in 2019 how this extra amount of fees has helped to deliver targets and therefore we will need to start thinking wider to meet the timetable.
- 8.2.5 MG stated that the carry over is insufficient funding to review the Core Strategies and covers the baseline only.
- 8.2.6 DM fully supports the contributions as it is only a small amount of funding. Any opportunity for external funding to support the group from central government would be helpful such as Large Sites Capacity and use some of that money for Core Strategies.
- 8.2.7 MP considered explaining locally first how that amount of money is being spent, then promote to other councillors.
- 8.2.8 TH suggested inviting a Government Minister to the meeting.

Joint Planning Advisory Board was resolved to NOTE the update on the capital and revenue programmes, in particular the proposals for future funding at paragraph 4.1.

9. **HCA Capacity Funding Update** (Peter McAnespie)

- 9.1 PMc summarised the third quarter monitoring to December 2017. He mentioned that Jane Tricker of Homes England was happy with the high level detail recorded on the spreadsheets explaining how each authority intended to deliver.
- 9.2 EBC propose to change their initial contamination project to transport studies.

- 9.3 PMc explained that any underspend could be spent on another project. He agreed to circulate a template to each authority to complete within the next two weeks.
- 9.4 PS was concerned over any blockages of schemes and wondered if it was possible to transfer monies to other projects in order to overcome the problem. At the next JPAB meeting it is anticipated that there will be more progress to report.

Joint Planning Advisory Board was resolved to NOTE the report.

10. **Any other Business**

None

11. **Future Meetings 2018**

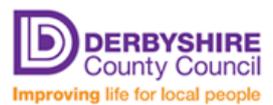
The next meeting scheduled to be held on Thursday 14 June may need to be changed due to a number of advanced apologies given at the meeting.

DATE	TIME	VENUE
Thursday 14 June	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 20 September	2.00 pm	Old Council Chamber, Town Hall, Beeston
Thursday 13 December	2.00 pm	Old Council Chamber, Town Hall, Beeston

MEETING CLOSED AT 3.30PM

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD

STATEMENT OF COMMON GROUND



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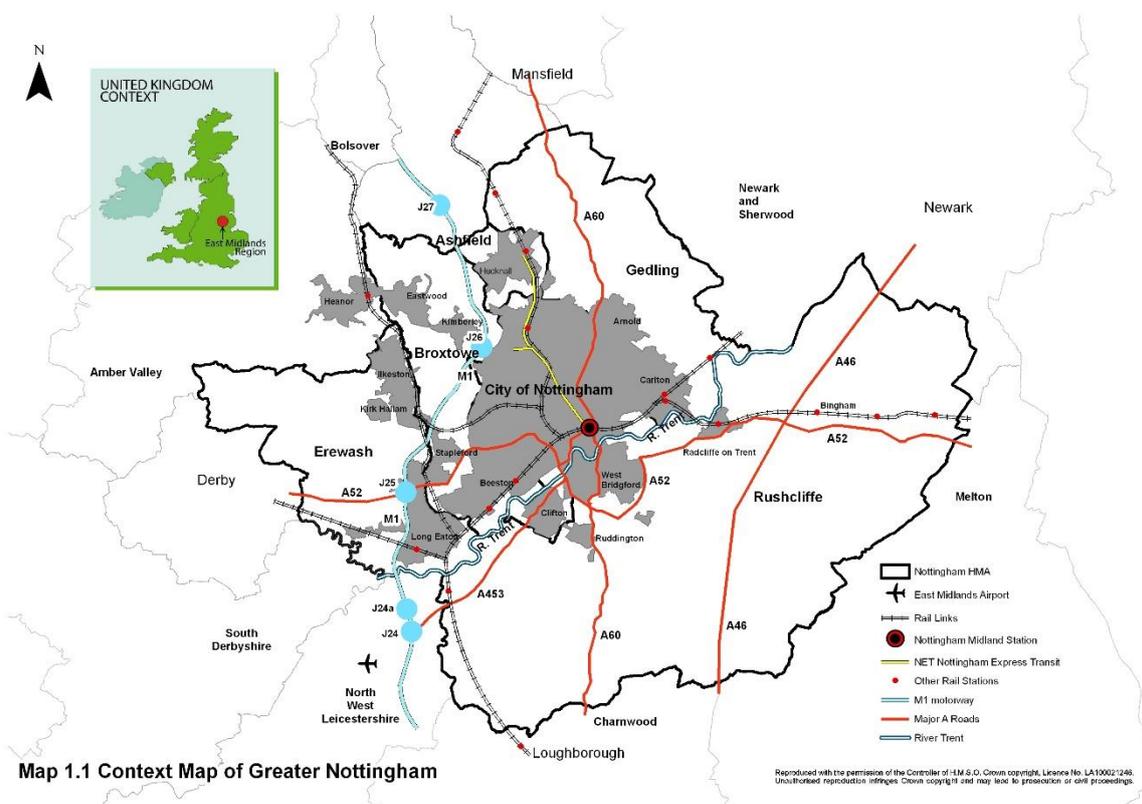
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1 Introduction

- 1.1 The requirement for Statements of Common Ground was introduced through the National Planning Policy Framework (NPPF) in 2018. The NPPF states that: “In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.” (NPPF paragraph 27).
- 1.2 This draft Statement of Common Ground is the first to be produced for the Greater Nottingham Joint Planning Advisory Board. It explains the geographical area to be covered, the key strategic planning issues to be addressed and the governance arrangements for updating and agreeing the completed statement. Signatories are then identified for each key strategic planning issue.
- 1.3 This draft pilot Statement of Common Ground was considered by the Greater Nottingham Joint Planning Advisory Board on 20th September 2018, before being finalised by the Executive Steering Group and submitted to the Ministry of Housing, Communities and Local Government, and the Planning Advisory Service, for their consideration. Once feedback from these bodies is received, the draft Statement of Common Ground will be amended as necessary, considered by the Joint Planning Advisory Board, and then agreed by the relevant executive bodies of each of the partner Councils.
- 1.4 Once agreed, it is proposed that this Statement of Common Ground is subject to an annual review, and will be updated as necessary.
- 1.5 As well as the Councils making up the Joint Planning Advisory Board, additional signatories are identified for specific issues, including the D2N2 Local Enterprise Partnership, the Local Nature Partnership, neighbouring Councils (or their representative Housing Market Area governance body where these exist) and other agencies and organisations such as the Environment Agency, Homes England, Historic England, Highways England, and Natural England.

2 Geographical Area to be covered by Strategic Policies

- 2.1 The geographic area for which this Statement of Common Ground is the Greater Nottingham area. Strategic policies for this area are currently set out in the adopted Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City Councils, the adopted Core Strategy for Erewash Borough Council, and the adopted Core Strategy for Rushcliffe Borough Council. Collectively these are referred to as the Aligned Core Strategies, as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively assessed need for housing and other development, and they cover the same plan period. Together they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core (Greater Nottingham) Housing Market Area. In addition, planning policies for Minerals and Waste are currently set out in the adopted and emerging Minerals and Waste Local Plans for Nottingham and Nottinghamshire and Derby and Derbyshire.
- 2.2 The Hucknall part of Ashfield District Council is also part of Greater Nottingham, but most of the District lies outside of Greater Nottingham. The District as a whole is part of the Nottingham Outer Housing Market Area, and the strategic policies for Ashfield are set out in its emerging Local Plan, which at the time of writing is undergoing public examination.



Greater Nottingham Statement of Common Ground

- 2.3 Due to the importance of Hucknall within Greater Nottingham, Ashfield District Council is both a signatory to this Statement of Common Ground and a member of the Greater Nottingham Joint Planning Advisory Board (see paragraph 2.6 below).
- 2.4 In the wider area, the Nottingham Core HMA is adjoined by a number of other HMAs including the Derby HMA, North Derbyshire and Bassetlaw HMA, Nottingham Outer HMA and Leicester and Leicestershire HMA, which will have implications for further cross-boundary joint working on strategic planning matters.
- 2.5 There is a long history of close collaboration in strategic planning across Greater Nottingham. The Nottinghamshire part of the area was included in successive former Structure Plans as the South Nottinghamshire Sub Area. The Derbyshire part of the area within Erewash Borough, was included in successive structure plans as forming the Ilkeston, Long Eaton and part of the Derby Sub-Areas. The former East Midlands Regional Strategy (2009) was based on evidence about the geographic extent of the Housing Market Areas¹ within the region, and in line with Government guidance, defined these on the basis of whole local authority areas. The Regional Strategy included the Nottingham Core Housing Market in the 3 Cities Sub Area and the Nottingham Outer Housing Market Area in the Northern Sub Area, but recognised the strategic role of Hucknall within the Greater Nottingham part of the 3 Cities Sub Area.
- 2.6 In recognition of the importance of planning coherently across Greater Nottingham, the Greater Nottingham Joint Planning Advisory Board was established in 2008. The membership of the Joint Board and how it operates is explained in more detail at section 4, but for the purposes of this Statement of Common Ground it is important to understand that it is an advisory body, and is not a formal Joint Planning Committee established under section 29 of the 2004 Planning and Compulsory Purchase Act. Thus any decisions it makes must be ratified by the relevant executive bodies of each member Council, and it is possible for Councils to disagree over particular issues.
- 2.7 An important part of the Joint Board's remit is to oversee the preparation and adoption of strategic planning policies, and the Joint Board was pivotal in the preparation of the Aligned Core Strategies. The Joint Board has agreed that the strategic policies for Greater Nottingham should be reviewed, and that the objectively assessed need for housing will be established using the Government's standard methodology, based on 2016-based household projections published in September 2018. The National Planning Policy Framework states that Local Plans Strategic policies should look ahead over a minimum 15 year period from adoption, so it is likely that the base period for strategic policies will be 2016 to 2036 or 2038.

¹ Identifying the Sub-Regional Housing Markets of the East Midlands, DTZ Piedad Consulting (2005).

Greater Nottingham Statement of Common Ground

- 2.8 Given the Joint Board’s role in overseeing strategic policy preparation, it will be the most appropriate vehicle for preparing and maintaining this Statement of Common Ground, in recognition of the effective joint working that has already taken place, and is anticipated to continue through the review of strategic policies.
- 2.9 An important first stage of this was the preparation of evidence to confirm that the geographic basis of the Joint Board (and thus this Statement of Common Ground) remains robust in the light of up to date evidence. Opinion Research Services were commissioned to undertake a review of the relevant evidence, and their report “Greater Nottingham Housing Market Area Study”² was published in September 2018. This confirmed that the boundaries for strategic planning remain appropriate to take forward into the review of the strategic policies, and provide assurance that this Statement of Common Ground is based on a sound geography.

² Greater Nottingham Housing Market Area Study, Opinion Research Services, Sept 2018

3 Key Strategic Cross-Boundary Issues

This section sets out the key strategic planning issues which are subject to this Statement of Common Ground. Each issue is described in the text, and what has been agreed by the signatories is set out in the boxes at the end of each section. If there are circumstances where it has not been possible to reach agreement this is also recorded in the box.

3.1 Housing

3.1.1 Strategic policies to provide for the housing need of the area are currently set out in the Aligned Core Strategies, and summarised as follows:

	2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
Broxtowe Borough Council	6,150	200	1,800	2,150	2,000
Erewash Borough Council	6,250	736	1,840	1,840	1,840
Gedling Borough Council	7,250	500	2,200	2,400	2,150
Nottingham City Council	17,150	950	4,400	5,950	5,850
Rushcliffe Borough Council	13,450	500	2,350	6,500	4,100
Total	50,250	2,880	12,590	18,840	15,940
Figures are minimums. All years are financial years, April to March. Numbers rounded.					

- 3.1.2 Joint Planning Advisory Board has agreed that a review of the strategic policies should begin, with housing need based on the Government's Household Projections, which were released in September 2018. The NPPF (July 2018) states that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. However, the Government has some reservations about the validity of this set of projections in reflecting the true level of housing need. It has stated that it "will consult on adjustments to the way housing need is calculated so it is consistent with delivering 300,000 new homes per year by the mid-2020s".
- 3.1.3 The minimum housing need for Greater Nottingham will be the total of the minimum number of homes for each district as generated by the standard methodology, including any amendments to it. Joint Planning Advisory Board will consider and determine whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic

Greater Nottingham Statement of Common Ground

policies; for instance through consideration of the opportunities presented by existing or planned investment in infrastructure, the area's economic potential and the scope for net environmental gains.

- 3.1.4 The distribution of homes around Greater Nottingham will be recommended by the Joint Planning Advisory Board having regard to:
- (a) the capacity of the urban area to accommodate growth;
 - (b) environmental constraints such as flood risk;
 - (c) the need to review Green Belt boundaries;
 - (d) infrastructure requirements and provision; and
 - (e) opportunities for new housing to support economic growth.
- 3.1.5 Following the Joint Plan Advisory Board's agreement of the quantum and distribution of housing requirements, each Council will be responsible for the formal endorsement of their proportion of the housing requirement. Each Council's decision will then be recorded in this Statement of Common Ground and its future annual reviews.
- 3.1.6 As well as housing delivery, Joint Planning Advisory Board is also concerned that the type of housing is appropriate to addressing housing need, especially the need for affordable housing. The Councils will work together to ensure appropriate levels of affordable housing are sought through development to address affordable housing need.
- 3.1.7 Ashfield District Council is in the Nottingham Outer Housing Market Area. Only the Hucknall part of Ashfield falls within Greater Nottingham. In line with the principle that Housing Market Areas should be drawn up on the basis of whole Council areas, Ashfield's housing need will be determined through joint working with Mansfield District Council and Newark and Sherwood District Council, and those arrangements will be subject to a separate Statement of Common Ground.

3.1 Housing

The Joint Planning Advisory Board agrees that the minimum housing need for Greater Nottingham will be the total of the minimum number of homes for each Council as generated by the standard methodology.

The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic policies.

The Joint Planning Advisory Board will recommend the distribution of the housing requirement between the constituent Council areas.

Greater Nottingham Statement of Common Ground

The Councils will work together to ensure appropriate levels of affordable housing are sought through development to address affordable housing need.

Each Council's decision regarding the quantum and distribution of housing will be recorded in this Statement of Common Ground.

Housing need for Ashfield District Council will be determined through joint working across the Nottingham Outer Housing Market Area.

3.2 Strategic Employment

3.2.1 Strategic policies to provide for the employment needs of the area are set out in Policy 4 of the Broxtowe, Gedling and Nottingham City Aligned Core Strategies, Policy 4 of the Erewash Core Strategy, and Policy 5 of the Rushcliffe Core Strategy (all adopted 2014). However, Councils across the Nottingham Core HMA and the Nottingham Outer HMA commissioned planning consultants in 2014³ to provide a more up to date assessment of employment land and office floorspace needs that has led to slight revisions to the quantity and distribution of employment space. The table below shows the revised distribution (column A), the distribution included in the Aligned Core Strategies (column B) and comparison between the two (column C).

	A		B		C	
Council	Revised distribution		ACS provisions		ACS comparison	
	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>	<i>I+W ha</i>	<i>Office Sq. m</i>
Broxtowe	15	34,000	15	34,000	same	same
Erewash	10	42,900	10	42,900	same	same
Gedling	19	10,000	10	23,000	+ 9	- 13,000
Nottingham City	25	253,000	12	253,000	+ 13	same
Rushcliffe	50	80,000	20	67,900	+ 30	+12,100
Core HMA	119	419,900	67	420,800	+52	-900

3.2.2 In overall terms the revised distribution shows the total amount of office floorspace needed across the HMA to be very similar to that set out in the Aligned Core Strategies. For industrial warehousing space there is an increase from 67 ha to 119 ha. The revised forecasts take into account the

³ Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA, Nathaniel Lichfield and Partners, August 2015.

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D2N2 Strategic Economic Plan and its specific policy interventions to promote strategic employment sites especially in Nottingham City. In terms of the revised distribution of office and industrial space the most significant change relates to Rushcliffe Borough where there is a significant increase in the requirement for both industrial and office floorspace which reflects a number of strategic employment sites allocated in its Core Strategy.

3.2.3 The Nottingham Core HMA will commission work during 2018/19 to assess the amount of industrial and warehouse land and office floorspace required to meet needs over the plan period (likely to be 2036 or 2038). This work will give consideration to, and be thoroughly tested against, the following factors:

- Past trends in employment space take up;
- meeting the needs of all employment sectors;
- Population forecasts and assessment of local housing need and resultant labour force supply;
- Job forecasts; and
- Economic strategies including the LEP Strategic Economic Plan.

3.2.4 The minimum industrial and warehousing land needs and office floorspace needs for Greater Nottingham will be the total of the minimum amount of industrial/warehousing land and office floorspace for each district as indicated in the forthcoming study. The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum employment land and floorspace figure being included in strategic policies.

3.2.5 The distribution of employment space around Greater Nottingham will be recommended by the Joint Planning Advisory Board having regard to:

- (a) The office floorspace capacity of Nottingham City Centre and town centres in the HMA;
- (b) The need to provide for all employment sectors;
- (c) The need to regenerate priority areas;
- (d) Environmental constraints;
- (e) The need to review Green Belt boundaries;
- (f) Infrastructure requirements and opportunities provided by new infrastructure provision; and
- (g) The need to provide employment in accessible locations to the workforce particularly by promoting employment opportunities within Sustainable Urban Extensions

3.2.6 Following the Joint Planning Advisory Board's support for the quantum and distribution of employment land and office floorspace requirements, each council will be responsible for the formal endorsement of their proportion of

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the employment land and office floorspace requirement. Each Council's decision will then be recorded in this Statement of Common Ground.

- 3.2.7 Ashfield District Council is in the Nottingham Outer Housing Market Area. Only the Hucknall part of Ashfield falls within Greater Nottingham. Ashfield's employment land need will be determined through joint working with Mansfield District Council and Newark and Sherwood District Council, and those arrangements will be subject to a separate Statement of Common Ground.

3.2 Strategic Employment

The Joint Planning Advisory Board agrees that the minimum employment land and office floorspace need for Greater Nottingham will be the total of the minimum number of the employment land identified and amount of office floorspace for each district indicated by the forthcoming assessment of employment land and floorspace.

The Joint Planning Advisory Board will consider whether there are any exceptional circumstances that justify a different minimum employment land and office floorspace figure being included in strategic policies.

The Joint Planning Advisory Board will recommend the distribution of the employment and office floorspace requirement between the constituent council areas.

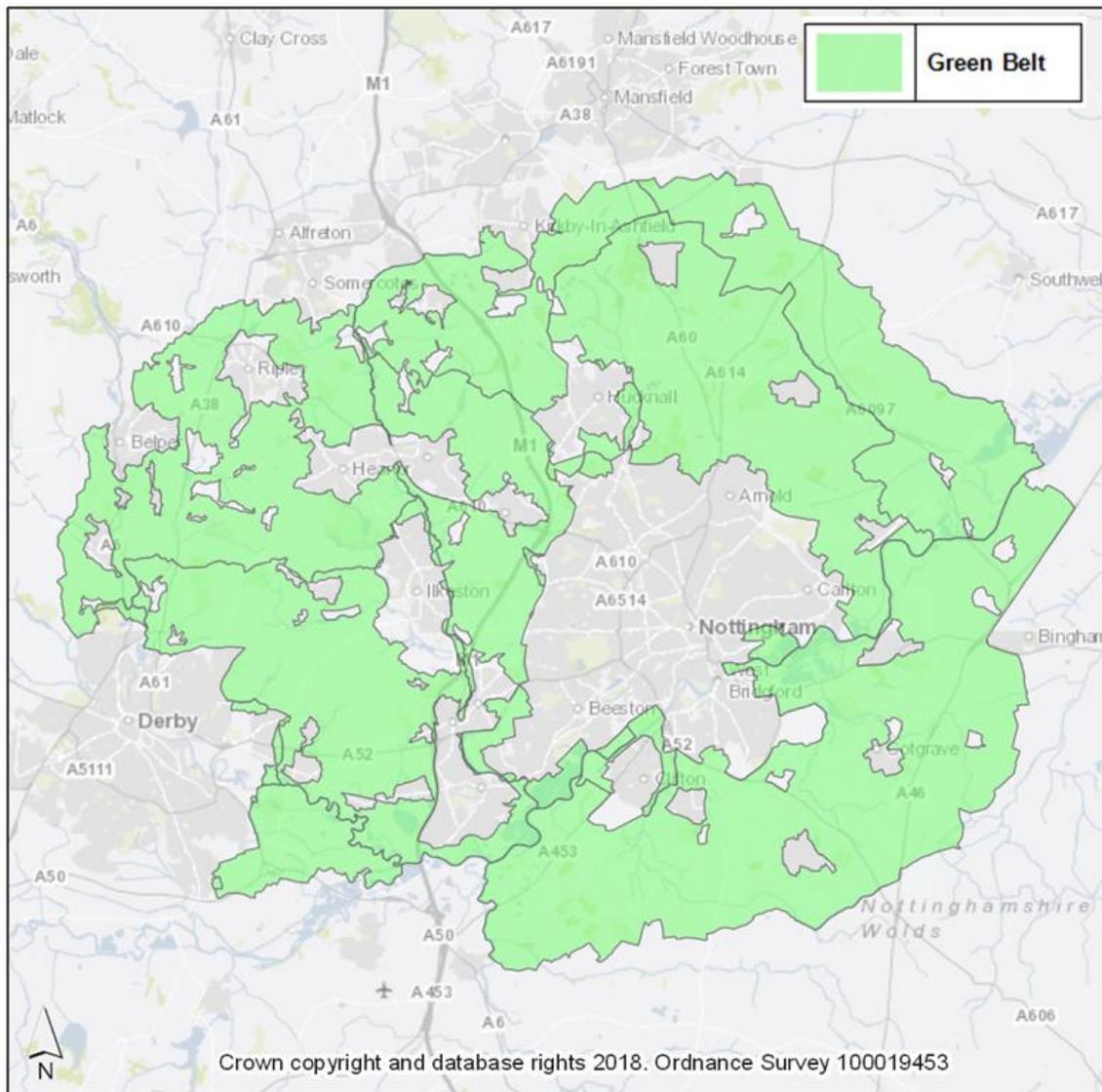
Each Council's decision regarding the quantum and distribution of employment land and office floorspace will be recorded in this Statement of Common Ground.

The employment land and office floorspace need for Ashfield District Council will be determined through joint working across the Nottingham Outer Housing Market Area.

3.3 Green Belt

- 3.3.1 The Nottingham-Derby Green Belt surrounds much of the outer Greater Nottingham area (see plan below), and is a major strategic planning issue in planning for growth in Greater Nottingham.

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- 3.3.2 A strategic assessment of the Nottingham-Derby Green Belt⁴ was undertaken by Broxtowe Borough, Gedling Borough and Nottingham City Councils in 2013 as part of the production of the Aligned Core Strategies. This resulted in a revised Green Belt boundary to release strategic sites for development. For all other areas the review concluded that Green Belt release would be required through the Part 2 Local Plans.
- 3.3.3 The Aligned Core Strategies reflect the results of the review and state that the principle of the Nottingham-Derby Green Belt will be retained and that Part 2 Local Plans will review Green Belt boundaries to meet other development land requirements. (Except in Erewash where no Green Belt boundary review is proposed).
- 3.3.4 Ashfield, Broxtowe, Gedling and Nottingham City Councils subsequently worked jointly to prepare an Assessment Framework to establish a common means of assessing the purposes of Green Belt⁵. As Rushcliffe was at a more

⁴ Green Belt Review Background Paper (June 2013)

⁵ Greater Nottingham and Ashfield Green Belt Assessment Framework (February 2015)

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advanced stage of Development Plan preparation, they produced their own Green Belt Review⁶ and Erewash were not seeking to amend their Green Belt boundaries and were therefore not included in the Framework.

- 3.3.5 The Assessment Framework established a two-step process, with part 1 consisting of broad areas being assessed using agreed criteria and an assessment matrix based on the five purposes of the Green Belt as set out in the NPPF. The part 2 assessment then applied the matrix to smaller sites. The outcome of the assessments informed Green Belt boundary alterations, including the removal of sites from the Green Belt to meet current and future development needs. The boundary changes have been included within Part 2 Local Plans.
- 3.3.6 As set out in Section 3, the Joint Planning Advisory Board has agreed that a review of the strategic policies should begin which will include determining the minimum number of homes needed and will then consider whether there are any exceptional circumstances that justify a different minimum housing figure being included in strategic policies. The distribution of employment space will also be recommended by the Joint Planning Advisory Board. The distribution will have regard to Green Belt boundaries and each Council will give consideration to whether a further Green Belt Review is required.
- 3.3.7 As the Green Belt covering Greater Nottingham forms part of a wider area of the Nottingham-Derby Green Belt in Derbyshire, it will be important for the Greater Nottingham authorities to engage with the local authorities in adjoining areas to discuss Green Belt matters, particularly where reviews are proposed to ensure there is consistency of methodology.

3.3 Green Belt

The Joint Planning Advisory Board agrees that the principle of the Nottingham-Derby Green Belt will be retained.

Each Council will consider if there is a need to review Green Belt boundaries. If a review is required, any review will be based on a joint Assessment Framework agreed by the Joint Planning Advisory Board. The Framework will be informed by previous studies and assessments and in accordance with Section 13 of the NPPF and will include a mechanism for undertaking cross-boundary assessments.

The agreed Framework and each Council's decision regarding the Green Belt boundary amendments will be recorded in this Statement of Common Ground.

The Greater Nottingham Authorities will engage with relevant adjoining local authorities to discuss Green Belt matters, particularly to discuss methodologies for undertaking Green Belt Reviews.

⁶ Rushcliffe Green Belt Reviews Part 2b (September 2017) and Addendum (April 2018)

3.4 Education

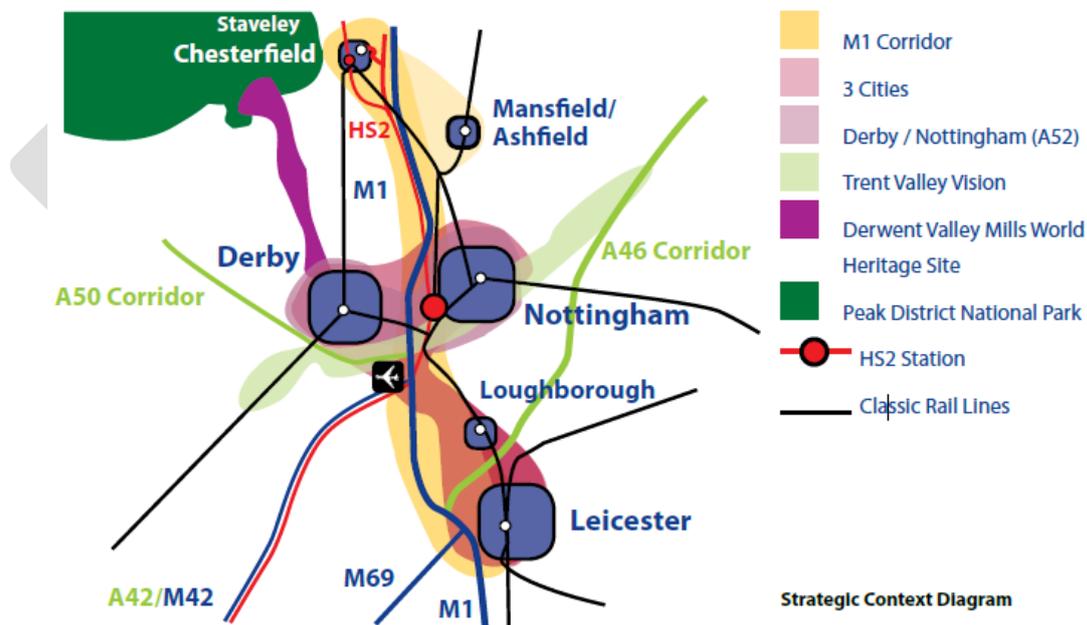
- 3.4.1 Greater Nottingham HMA is covered by three local education authorities - Nottingham City Council and Derbyshire and Nottinghamshire County Councils. All three education authorities work to a common pattern of schooling – primary schools for school age children in years 1-7 and secondary schools with sixth form colleges for pupils in years 8-14. They share a strategic role of helping raising ambition and attainment with the aim of every child being educated in a good or outstanding school. All secondary schools in Greater Nottingham and an increasing number of primary schools are managed by Academy Trusts. In Derbyshire, an increasing number of primary and secondary schools are managed by Trusts.
- 3.4.2. The three authorities seek to ensure that there are sufficient school places available for children arising from new development and engage with the development plan process accordingly. There is a common approach to calculating the yield of pupils from new development in Nottingham City and Nottinghamshire County Councils, with a similar approach adopted by Derbyshire County. Nottingham City, Nottinghamshire County Council and Derbyshire County Council actively work together, along with other neighbouring authorities with regards to school place planning and admissions. The decision however on whether the child can be offered a place will be taken by the council which runs the school or the governing body if it is a voluntary aided, academy or foundation school.
- 3.4.3 Whilst each authority organises its own policy and process, there is a history of City children being admitted to County schools and vice versa where surplus places are available, and there are similar cross-border movements between Broxtowe and Erewash Boroughs.
- 3.4.4 In future reviews of the Aligned Core Strategies officers of the three education authorities will be consulted at an early stage to ensure that spatial patterns of development can assist in making appropriate provision and improving educational outcomes. The education authorities will engage constructively with the Local Plan making process to identify any capacity issues early in order to facilitate these outcomes.

3.4 Education

The Joint Planning Advisory Board agrees that local planning authorities in the Greater Nottingham area will consult the three education authorities at early stages in the formulation and review of the Aligned Core Strategies to ensure that spatial patterns of development can assist in making appropriate provision and improving educational outcomes. The education authorities will engage constructively with the Local Plan making process to identify any capacity issues in order to facilitate these outcomes.

3.5 HS2

3.5.1 The location for the East Midlands HS2 hub station at Toton will significantly improve the accessibility from the Greater Nottingham area to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station. The station and line are expected to be open by 2033⁷, although development surrounding the station is expected in advance of this⁸.



3.5.2 Policy 2 of the Aligned Core Strategies identified land within the vicinity of the HS2 station at Toton as a Strategic Location for Growth which would include a

⁷ <https://www.hs2.org.uk/timeline-2b/>

⁸ East Midlands HS2 Growth Strategy: World Class - Locally Driven (September 2017)

minimum of 500 homes, major employment provision and enhancements to provide significant Green Infrastructure.

- 3.5.3 Policy 3.2 of the Broxtowe Part 2 Local Plan identifies key development requirements for the location between 2018-2028 which includes the 500 homes. The Plan also identifies key development requirements for the Strategic Location for Growth stretching significantly beyond the end of the plan period, including the provision of an innovation village as part of a mixed use development to provide significant numbers of new high skilled jobs, large scale conferencing facilities, university research/development provision, and potential for hotels and other high tech developments seeking premises in proximity to a HS2 station. Significant transport and infrastructure improvements, including the NET tram extension to the station, are also included.
- 3.5.4 Significant growth is also planned within close proximity to the HS2 Station at the former ironworks site at Stanton and at Chetwynd Barracks in Chilwell. This will provide a significant number of new homes with up to 2000 homes planned for Stanton and 500 planned for Chetwynd Barracks (up to 2028).
- 3.5.5 East Midlands Councils, a group of 46 local authorities in the East Midlands, in partnership with D2N2, the Local Enterprise Partnership, has produced an East Midlands HS2 Growth Strategy (September 2017)⁹ which sets out a plan for how the benefits of HS2 can be maximised for the wider area. This includes proposals to create a “high quality ‘Toton Innovation Campus’ linked to the university sector, capable of delivering up to 10,000 high quality jobs, new community facilities and a range of new housing opportunities.” Midlands Connect, which is a collaboration of local authorities, local enterprise partnerships, infrastructure providers and central government, has produced a strategy¹⁰ to identify how connections between the East Midlands HS2 hub station and the Midlands can be delivered and includes an aspiration to accelerate the delivery of the station and to run HS2 services between Birmingham and Toton by 2030.
- 3.5.6 The development requirements for land within the vicinity of the HS2 station will be confirmed as part of the review of the Aligned Core Strategies and will include cooperation with the Greater Nottingham Councils.

3.5 HS2

The Joint Planning Advisory Board agrees that the economic and social benefits created from the HS2 hub station at Toton must be maximised.

Land within the vicinity of the HS2 station at Toton is recognised as a Strategic Location for Growth which will include significant development, the type and amount of which will be confirmed as part of the strategic review of the Aligned Core Strategies.

⁹ http://www.emcouncils.gov.uk/write/East_Midlands_HS2_Growth_Strategy_-_September_2017.pdf

¹⁰ Midlands Connect: Our Routes to Growth (July 2018)

The Joint Planning Advisory Board will continue to work together and with stakeholders to identify how development and infrastructure improvements within the vicinity of the HS2 hub station can be delivered.

3.6 Other Transport issues

- 3.6.1 One of the core planning principles in the National Planning Policy Framework (NPPF) is to actively manage patterns of development growth to make the fullest possible use of public transport, walking and cycling which can also have positive outcomes for health & wellbeing, and to focus significant development in locations which are or can be made sustainable. The transport system should be balanced in favour of sustainable and healthy transport modes, giving people a real choice about how they travel.
- 3.6.2 Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council are the three transport authorities covering the Greater Nottingham area. They will work together to ensure there is a common transport input into the development of the Aligned Core Strategy for Greater Nottingham so that it can help compliment local transport objectives, having regard to any relevant implications of the Midlands Connect strategy (see paragraph 3.5.5).
- 3.6.3 The local transport authorities will provide timely input into the aligned core strategy, and will provide advice regarding the use of transport modelling techniques to help assess the impact of alternative scenarios. This will include advice on the suitability, sustainability, connectivity and potential mitigations to offset any adverse effects of the development on the local transport network, using guidance contained within the NPPF and other relevant guidance.
- 3.6.4 The local transport authorities will also share relevant transport information on local pressures and constraints and will seek to ensure that strategic policies are developed in such a way to either avoid such constraints or where possible help provide additional transport improvements.
- 3.6.5 A hierarchical approach to these improvements will be taken to ensure the delivery of sustainable transport networks to serve any new developments provide (in order of preference):
- area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys);
 - improvements to public transport services, and walking and cycling facilities;

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- optimisation of the existing highway network to prioritise public transport and encourage walking and cycling; and
- major highway capacity enhancements to deal with residual car demand.

3.6.6 In drawing up strategic policies, account will be taken of transport providers plans, including bus operators, the NET tram, and Network Rail. For instance it is known that NET tram extension options are currently under investigation, including to the planned HS2 Hub Station (para 3.5.3). Once growth locations are known, early engagement with transport providers will ensure that new development is (or can be made) sustainable in transport terms.

3.6 Other Transport issues

The transport authorities covering the Greater Nottingham area agree to work together to support strategic planning of the Greater Nottingham area through a common approach to transport planning which seeks to reduce the need to travel by private car and provides incentives to use public transport together with walking and cycling for appropriate journeys.

The authorities agree to provide prompt advice to the Joint Planning Advisory Board on the transport implications of alternative strategies and will employ common transport modelling to help inform this advice.

The transport authorities and the Joint Planning Advisory Board agree to ensure that strategic policies for the Greater Nottingham area will compliment and reflect local transport plans and programmes.

3.7 East Midlands Airport

3.7.1 Whilst outside of the Greater Nottingham area, East Midlands Airport (EMA) is the largest airport within the region and is a major economic driver, contributing an estimated £440 million of total GVA to the East Midlands economy. 4.9 million passengers use the airport each year and the airport is also the UK's largest dedicated air-freight terminal, handling 350,000 tonnes a year. EMA is a significant employer for the Greater Nottingham Area. Of the 8,000 people who work on the site, 42% live in Derbyshire and 23% live in Nottinghamshire.

3.7.2 EMA has produced a Sustainable Development Plan (2015)¹¹ to identify growth at the airport which includes a target to increase passenger numbers to 10 million a year in the period 2030 – 2040 and to increase cargo to 618,000 tonnes during the same period. The airport has produced a Land Use Plan to identify the additional land required to facilitate the growth and an Economy and Surface Access Plan which seeks to encourage the increased use of public

¹¹ <https://www.eastmidlandsairport.com/about-us/development-plan/>

transport journeys to the airport. This includes enhancing existing links to the Greater Nottingham Area. A Draft Noise Action Plan (2019-2023) has also been produced to limit and, where possible, reduce the number of people significantly affected by aircraft noise and this includes residents living within Greater Nottingham.

3.7.3 The East Midlands Enterprise Gateway is also centred on the airport and includes the airport, Donington Park, the East Midlands Distribution Centre and the DHL cargo terminal. The adjacent East Midlands Gateway Freight Interchange, currently under construction, is also within the Enterprise Gateway and will generate thousands of jobs and incorporates comprehensive highway improvements including works to the M1.

3.7.4 The planned growth of EMA and the Enterprise Gateway will have significant economic, social and environmental impacts for the region which will include parts of Greater Nottingham. This may include the need for additional transport and infrastructure connections to the airport and the need to plan for additional demand on existing infrastructure.

3.7 East Midlands Airport

The Joint Planning Advisory Board recognises the strategic and economic importance of East Midlands Airport to the region and to Greater Nottingham and the need to identify the potential impacts resulting from further growth.

The Joint Planning Advisory Board will continue to work with key stakeholders to identify how the growth of East Midlands Airport may affect the area and the implications this may have for infrastructure investment and strategic policy decisions, and this will be the subject of a separate Statement of Common Ground with other relevant local partners.

3.8 City and Town Centres

3.8.1 The Aligned Core Strategies collectively define the network and hierarchy of Centres in Greater Nottingham, using the following typology:

- Regional centre;
- Town Centre;
- District Centre; and
- Local Centre.

3.8.2 Nottingham City Centre is of regional significance whilst Arnold, Beeston, Bulwell, Ilkeston and Long Eaton¹² are defined as Town Centres serving both

¹² As defined in Policy 5 of the Broxtowe, Gedling and Nottingham Aligned Core Strategies and Policy 6 of the Erewash Core Strategy.

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local needs and attracting visitors from a wider area. Hucknall in Ashfield District also forms part of the network and hierarchy of centres and defined as a Major District Centre in the Ashfield Local Plan and is equivalent to a Town Centre.

- 3.8.3 Bingham¹³, Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, Sherwood and West Bridgford¹⁴ are defined as District Centres¹⁵. District Centres have a smaller range and scale of offer serving local needs but attracting visitors from a wider area than Local Centres. Local Centres serving day to day needs are also defined in each Council's Part 2 Local Plan.
- 3.8.4 Further investment is planned for the City Centre, with a leisure orientated development of the Broadmarsh Centre, and further retail provision at the Victoria Centre. In addition, several centres, such as Arnold, have initiatives aimed at ensuring their continued vitality and viability.
- 3.8.5 The Joint Planning Advisory Board agrees that the established network and hierarchy of main centres has served the Greater Nottingham area well and will continue to do so in future. The Joint Planning Advisory Board agrees that the regional centre of Nottingham will be the main focus for future retail and main town centre uses, and also agrees that the above named town and district centres should be identified in Part 2 Local Plans because of their strategic significance.
- 3.8.6 Local Centres perform vital roles in meeting day to day shopping needs and are important locally and in this local context each Council will be responsible for defining such centres in their Part 2 Local Plans.

¹³ Bingham is defined as a District Centre in the Rushcliffe Borough Core Strategy Policy 6.

¹⁴ West Bridgford is defined as a District Centre in the Rushcliffe Borough Core Strategy Policy 6.

¹⁵ Carlton Square is redefined as a Local Centre in LPD 49 of the Gedling Borough Local Planning Document Part 2 Local Plan.

3.8.7 Greater Nottingham also has a number of out-of-centre retail facilities some of which are of a significant scale. The Joint Planning Advisory Board agrees that the policy provisions in both the NPPF and Aligned Core Strategies or their future replacement will be applied consistently to proposals for out of centre retail proposals. However, certain out of centre retail parks are of such a scale as to be of wider than local significance and where authorities face pressure for their continued expansion. The Joint Planning Advisory Board agrees to consider the need for special policy provision to be applied to such out-of-centre retail locations.

3.8.8 The Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015 provides the basis for agreement over the quantity of retail floorspace needed. It may be necessary to commission new retail floorspace assessments and this will be reported in a future update of the Statement of Common Ground.

3.8 City and Town Centres

The Joint Planning Advisory Board agrees that the Regional Centre of Nottingham will be the principal focus for retail and main town centre uses. Town Centres are next in the hierarchy performing a lesser but significant role than Nottingham City Centre, followed by District Centres which are of strategic importance in the Retail Network and Hierarchy as follows:

- Regional Centre – Nottingham City Centre.
- Town Centres: Arnold, Beeston, Bulwell, Ilkeston and Long Eaton.
- District Centres: Bingham, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, Sherwood and West Bridgford.
- Local Centres meeting day to day shopping needs: to be defined by each Council through the preparation of their local plans.

Retail needs in Ashfield District will be determined across the Outer Nottingham HMA. Hucknall which is a town centre is recognised as part of the network and hierarchy of Greater Nottingham Centres.

The Joint Planning Board will recommend whether special policy provision may be applied to other out-of-centre shopping locations where these are of a strategic scale with a wider than local significance, and where pressures and proposals for their expansion raises cross-boundary issues and which could potentially threaten the vitality and viability of the agreed network and hierarchy of centres.

3.9 Health and Wellbeing

- 3.9.1 The Joint Planning Advisory Board recognises that to be sustainable, new development must be supported by adequate health facilities, and that the built environment is an important determinant of health and wellbeing outcomes.
- 3.9.2 The Joint Planning Advisory Board will therefore work with the Clinical Commissioning Groups and with the relevant Health and Wellbeing Boards covering the area to ensure appropriate health provision for new development, and that where ever possible new development supports enhanced health and wellbeing outcomes.

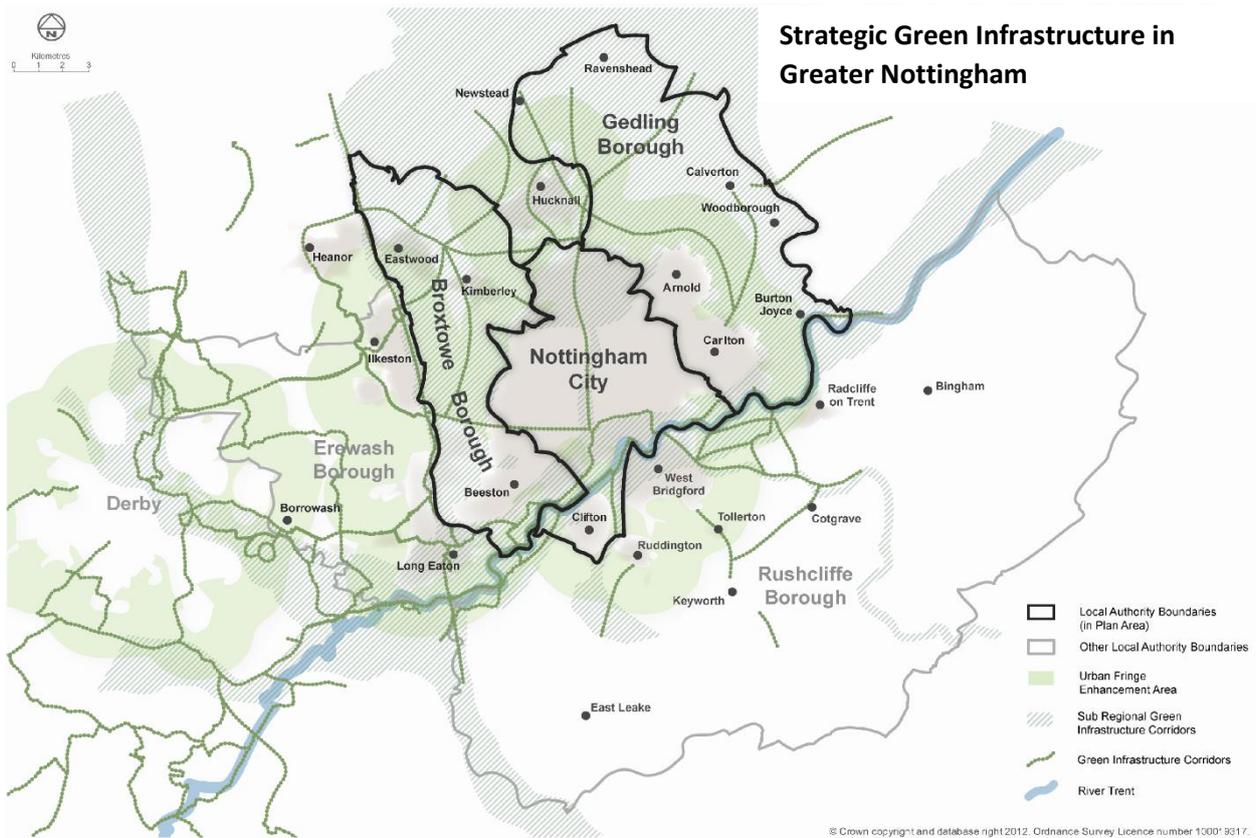
3.9 Health and Wellbeing

The Joint Planning Advisory Board agrees to work with the Clinical Commissioning Groups and with the relevant Health and Wellbeing Boards covering the area to ensure appropriate health provision for new development, and that where ever possible new development supports enhanced health and wellbeing outcomes.

3.10 Green Infrastructure, Flooding and Nature Conservation

- 3.10.1 The Aligned Core Strategies seek to take a strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure (GI), through the establishment of a network of regional and sub regional GI corridors and assets.
- 3.10.2 Priority is given to new GI in association with major new development, the strategic river corridors of Trent Erewash and Leen rivers, canal corridors, the Greenwood Community Forest and urban fringe areas.

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3.10.3 The priorities identified above will continue to be reflected in strategic policies, which will seek to ensure opportunities are taken to further develop, protect and enhance the strategic GI network.

3.10.4 The Aligned Core Strategies were supported by a Strategic Flood Risk Assessment covering the major watercourses in the area, prepared in partnership with the Environment Agency. A Water Cycle Study also formed part of the evidence base, prepared in partnership with the Environment Agency and Severn Trent Water. The Strategic Flood Risk Assessment has recently been updated.

3.10.5 The Joint Planning Advisory Board will continue to work with the Environment Agency and Severn Trent Water to ensure that water issues, especially flood risk, are properly taken into account in the review of strategic policies.

3.10.6 The Aligned Core Strategies refer to the prospective Sherwood Forest Special Protection Area which is not a formal designation as a European Site, but is an area under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. On the advice of Natural England, the Aligned Core Strategies therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. The timing of a decision on the extent of any possible Special Protection Area is not currently known.

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- 3.10.7 The Greenwood Community Forest surrounds the urban area of Greater Nottingham and continues to deliver environmental, social and economic benefits to the Greater Nottingham area.
- 3.10.8 The Aligned Core Strategies seek to increase the level of biodiversity in Greater Nottingham. Designated international, national and local sites of biological and geological importance are protected. Policies in Part 2 Local Plans provide more detail and apply this protection to identified International, National, Local Wildlife sites and Regionally Important Geological sites identified on their Policies Maps.
- 3.10.9 In light of the emerging joint Local Cycling and Walking Infrastructure Plan (LCWIP) and in line with the DfT Cycling and Walking Investment Strategy (CWIS), it is important that consideration is given to the connectivity and cross boundary alignments between Derbyshire and Nottinghamshire of shared use access paths. The potential for development opportunities for shared use access paths, and opportunities for Section 106 and CIL contributions presented across new development sites and local authority boundaries is particularly important.
- 3.10.10 The joint area for the LCWIP is Nottingham City Council, Derby City Council and Nottinghamshire County Council and Derbyshire County Councils. The four Authorities make up the D2N2 Local Economic Partnership Area. The provision of shared use cycle infrastructure can have multi-functional benefits for Transport, Health and Well-being, and Green Infrastructure. Many routes are developed as wildlife corridors and so also have biodiversity benefits.
- 3.10.11 Derbyshire County Council is working towards the development of a Key Cycle Network and there is strong potential for connecting routes to and through existing and planned housing and employment sites. It would be advantageous to share these desired and planned routes across the Greater Nottingham area.
- 3.10.12 The River Trent is a major strategic river and the Trent Valley was, and in part still is, a distinctive landscape focused on the river, rich in historical features and wildlife. The development of a landscape vision and strategy for the Trent Valley is a priority project supported and promoted by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership LNP. There is increasing pressure for change in the Trent Valley, for instance the need to identify further mineral sites and the allocation of land for new housing, which will place further demands on the landscape in both the short and long-term. The opportunity exists to shape this change to deliver a new and attractive landscape where people want to live, which attracts people to the area, provides new economic and recreational opportunities and at the same time maintains and enhances its rich history and diverse wildlife.
- 3.10.13 Landscape character is an overarching component of environmental policy. Derbyshire and Nottinghamshire County Councils have developed landscape character assessments that create a comprehensive framework for landscape and wider environmental considerations as part of a sustainable approach to

delivering new development. The two County Councils have also undertaken cross boundary work relating to the identification of Areas of Multiple Environmental Sensitivity, which is a methodology that uses landscape character as a framework to identify the strategic environmental sensitivity of the landscape.

3.10 Green Infrastructure, Flooding and Nature Conservation

The Joint Planning Advisory Board agrees that the existing priorities will continue to be reflected in strategic policies, which will seek to ensure opportunities are taken to further develop, protect and enhance the strategic GI network, particularly developing a Trent Valley Vision, and focusing on new and enhanced GI on Erewash and Leen rivers, canal corridors and the Greenwood Forest.

The Joint Planning Advisory Board will continue to work with the Environment Agency and Severn Trent Water to ensure that water issues, especially flood risk, are properly taken into account in the review of strategic policies.

The Joint Planning Advisory Board agrees to seek to increase and enhance the level of biodiversity across Greater Nottingham, and to keep the situation relating to the prospective Sherwood Forest Special Protection Area under review and continue to take a precautionary approach in relation to plan making, until its future status is confirmed.

The Joint Planning Advisory Board agrees to work with partners to make the most of opportunities and benefits offered by shared use access paths and shared use cycle infrastructure.

The Joint Planning Advisory Board agrees to ensure that landscape character is taken into consideration as part of a sustainable approach to delivering new development.

3.11 Utilities

3.11.1 Utilities issues, such as electricity and gas supplies, broadband, water supply and treatment etc were considered through the Aligned Core Strategies Infrastructure Delivery Plan, which was prepared with direct input from the utilities providers.

3.11.2 The forthcoming review of the strategic policies will be supported by a new and updated Infrastructure Delivery Plan, which will address any anticipated deficiencies in infrastructure provision. Derbyshire County Council is undertaking a refresh of its Infrastructure Investment Plan that will set out priorities for new infrastructure provision that will support new planned housing and employment growth.

3.11 Utilities

The Joint Planning Advisory Board agrees that the forthcoming review of the strategic policies will be supported by a new and updated Infrastructure Delivery Plan, prepared in partnership with utilities providers which will address any anticipated deficiencies.

3.12 Gypsies and Travellers

3.12.1 The South Nottinghamshire Gypsy and Traveller Accommodation Assessment (GTAA) (January 2016) establishes the additional pitch provision requirements for Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough from 2014 to 2029. The Derby, Derbyshire, Peak District National Park and East Staffordshire GTAA (June 2015) establishes additional pitch requirements covering Erewash Borough from 2014 to 2034. The current round of Part 2 Local Plans in Greater Nottingham address the pitch needs of Gypsies and Travellers arising from each Council.

3.12.2 Further Gypsy and Traveller needs assessment work will be required as part of the review of strategic policies across Greater Nottingham. This work will highlight future pitch needs, and if appropriate, the approach to meeting the need for pitches will be included in future versions of this Statement of Common Ground.

3.12 Gypsies and Travellers

The Joint Planning Advisory Board agrees that each Council will plan to meet its own identified need for pitches.

Whether Gypsy and Traveller pitch needs require a strategic approach will be kept under review.

3.13 Minerals

3.13.1 Derbyshire and Nottinghamshire County Councils and Nottingham City Councils as the Minerals Planning Authorities have a statutory duty to prepare Minerals Local Plans.

3.13.2 The Nottinghamshire Minerals Local Plan was adopted in December 2005 and covers the County Council administrative area. Minerals policies for the City Council area are contained in the City's Local Plan Part 2, Land and

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Planning Policies Document which is currently at examination. There are no minerals extraction proposals in the Local Plan Part 2

- 3.13.3 Work is underway to prepare a new Nottinghamshire Minerals Local Plan which will cover the period up to 2036 and is currently at the draft plan consultation stage.
- 3.13.4 The Derby and Derbyshire Minerals Local Plan was adopted in April 2000. Derbyshire County Council and Derby City Council are currently working together to prepare a new joint Minerals Local Plan which will cover the period up to 2030. In the Spring of 2018, the councils published a Proposed Approach Minerals Local Plan for consultation, and are currently considering responses to that consultation. A Draft Minerals Local Plan is likely to be published at the end of 2018.

3.13 Minerals

The Joint Planning Advisory Board agrees that the District Councils will take account of the minerals safeguarding areas and consultation areas as set out in the emerging Derbyshire and Nottinghamshire Minerals Local Plans to ensure that allocations in the District Local Plan would not sterilise important mineral reserves.

3.14 Waste

- 3.14.1 The Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy was adopted in December 2013 and covers the County and City Council administrative areas over the period to 2031. The strategy sets out the County and City Councils strategic planning policies for the development of future waste management facilities.
- 3.14.2 The District and City Councils will take account of the need to safeguard existing and proposed waste management facilities as set out in the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy.
- 3.14.3 The Derby and Derbyshire Waste Local Plan was adopted in March 2005. A new Waste Local Plan is currently being prepared by Derbyshire County Council and Derby City Council for which an Issues and Options consultation will be published later in 2018.

3.14 Waste

The Joint Planning Advisory Board agrees that each Councils will take account of the need to safeguard existing and proposed waste management facilities as set

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out in the Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy and adopted and emerging Derby and Derbyshire Waste Local Plans.

DRAFT

4 Governance Arrangements

4.1 The Greater Nottingham Joint Planning Advisory Board was established in 2008. It builds on a history of joint working in the area which spans several former Structure Plans and previous strategic planning regimes.

4.2 The Board is made up Council members covering each of the following remits:-

Ashfield District Council - Planning
Broxtowe Borough Council - Planning
Derbyshire County Council - Planning
Derbyshire County Council - Transport
Erewash Borough Council - Planning
Gedling Borough Council - Planning
Nottingham City Council - Planning
Nottingham City Council - Transport
Nottinghamshire County Council - Planning
Nottinghamshire County Council - Transport
Rushcliffe Borough Council - Planning

4.3 In addition, observer representatives from N2D2 LEP, Homes England, Natural England, Historic England, Highways England and the Environment Agency are also invited.

4.4 The Joint Board meets approximately 4 times per year. Meetings are open to the public, and papers are also publically available on request. Its role is set out in Terms of Reference as follows:

“To facilitate the sustainable development and growth of Greater Nottingham by discharging the Duty to Cooperate (S110 of the Localism Act), and advising the constituent Councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern.”

4.5 The Terms of Reference set out key tasks for the Board, which include

“To advise on the review of aligned Local Plans, including:

- Agreeing the objectively assessed housing needs of Greater Nottingham;
- In the light of this housing need, agreeing future housing provision levels for each Council on which to base Local Plan reviews;
- Commissioning further evidence on matters such as the future of the Greater Nottingham economy, environmental matters and infrastructure requirements;
- Liaising with other Duty to Cooperate bodies;
- Working with the D2N2 Local Enterprise Partnership (LEP) to ensure that new Local Plans and LEP objectives are aligned.”

4.6 The Joint Board is thus well equipped to prepare and agree this Statement of Common Ground.

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- 4.7 The Joint Board is advisory, in that each Council is separately responsible for strategic planning decisions for its area, informed by the views of the Board. Where the members of the Joint Board cannot arrive at a view on a particular issue which enjoys the support of the majority of Members, that issue will be referred back to the relevant executive bodies of the constituent Councils. Participation in the Joint Board will not prevent any Council from expressing a dissenting opinion on any specific issue. The right to make representations at any formal preparation stage of the development plan making process is not curtailed by membership of the Joint Board.
- 4.8 The Joint Board's agendas are set by the Executive Steering Group, which is made up of senior officers from each Council, and the planning policy lead officers from each Council meet on a regular basis to conduct work on behalf of the Board.
- 4.9 Once this Statement of Common Ground has been agreed by the Joint Board, it will be referred to each Council's executive bodies for ratification as follows:
- | | |
|--------------------------------|---|
| Ashfield District Council | Full Council/Committee/Portfolio Holder etc |
| Broxtowe Borough Council | TBC |
| Derbyshire County Council | TBC |
| Derbyshire County Council | TBC |
| Erewash Borough Council | TBC |
| Gedling Borough Council | TBC |
| Nottingham City Council | TBC |
| Nottinghamshire County Council | TBC |
| Rushcliffe Borough Council | TBC |
- 4.10 The level of political sign off will be determined following feedback from the Ministry of Housing, Communities and Local Government, and the Planning Advisory Service.

5 Signatories to this Statement of Common Ground

Signed on behalf of:

Ashfield District Council

Broxtowe Borough Council

Derbyshire County Council

Erewash Borough Council

Gedling Borough Council

Nottingham City Council

Nottinghamshire County Council

Rushcliffe Borough Council

Partner Signatories:

D2N2 Local Enterprise Partnership

ETC

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For illustrative purposes only at this stage. This table provides a simple guide as to which strategic plan making authorities and other partners are signatories to the Statement of Common Ground, and which elements of the Statement of Common Ground they have signed up to.

Key Issue	Ashfield DC*	Broxtowe BC	Erewash BC	Gedling BC	Nottingham City	Rushcliffe BC	Derbyshire CC	Nottinghamshire CC	Others
3.1 Housing (and where it goes)	Y	Y	Y	Y	Y	Y			Surrounding HMAs
3.2 Strategic Employment	Y	Y	Y	Y	Y	Y			D2N2 LEP
3.3 Green Belt		Y	Y	Y	Y	Y	Y	Y	
3.4 Education		Y	Y	Y	Y	Y	Y	Y	
3.5 HS2	Y	Y	Y	Y	Y	Y	Y	Y	
3.6 Other Transport		Y	Y	Y	Y	Y	Y	Y	HE
3.7 East Midlands Airport		Y	Y	Y	Y	Y	Y	Y	
3.8 City and Town Centres		Y	Y	Y	Y	Y			
3.9 Health and Wellbeing					Y		Y	Y	
3.10 Green Infrastructure, Flooding and Nature Conservation	Y	Y	Y	Y	Y	Y	Y	Y	D2N2 LNP, NE
3.11 Utilities		Y	Y	Y	Y	Y	Y	Y	
3.12 Gypsies and Travellers		Y	Y	Y	Y	Y			
3.13 Minerals					Y		Y	Y	
3.14 Waste					Y		Y	Y	

*See paragraph 2.2 for an explanation of Ashfield District Council's relationship to Greater Nottingham.